

OWNERSHIP CERTIFICATE

We hereby certify that we are the owners of or have some right, title, or interest in the land included within the Subdivision shown on the annexed map; that we are the only persons whose consent is necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line and that we hereby dedicate for public use for street and public utility purposes Lots "A" through "F" inclusive; and for construction and maintenance of electrical public utility facilities the areas designated as 5'x25' P.U.E. . . . Further we the undersigned owners our successors and assigns in interest hereby release and relinquish to the City of Riverside, a municipal corporation, all vehicular access rights appurtenant to Lot 1 as shown on the annexed map on, over and across Tyler Street adjoining said Lot 1, except for the 20' opening as shown .

PACESETTER HOMES, INC., a California corporation

John W. Klug PRES.
Elsie P. Wilson Secretary

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF ORANGE ss

On this 30th day of APRIL, 1982, before me, FRED W. KINGDON, Notary Public in and for said County and State, personally appeared JOHN W. KLUG known to me to be the PRESIDENT and ELSIE P. WILSON known to me to be the SECRETARY of PACESETTER HOMES, INC., the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its By-Laws or a Resolution of its Board of Directors.

WITNESS my hand and official seal. My Commission expires on 11-28-83.



Fred W. Kingdon
Notary Public in and for said County and State

PUBLIC UTILITY EASEMENTS

The City of Riverside, being the owner of the below described Easements, hereby consents to the making and filing of the annexed map.

An Easement for public utilities and incidental purposes as granted to the City of Riverside in Deed recorded August 24, 1962 as Instrument No. 80335. Official Records of Riverside County, California.

A Right of Way for water pipes, ditches and other conduits in favor of the City of Riverside, successor in interest to the Riverside Water Company by Deed Rec. Aug. 14, 1955 in Book 42, Pages 294 and 295 of Deeds, Records of San Bernardino County, California. Said Right of Way cannot be located by the records.

Dated May 11, 1982

EVERETT C. ROSS
Director of Public Utilities
BY: Everett C. Ross

SIGNATURE OMISSION

In accordance with Section 66436 (c) (1) of the Subdivision Map Act of the State of California, the signatures of the following Easement Holders have been omitted since their interest cannot ripen into fee.

An easement for storm drain facilities in favor of the City of Riverside, a municipal corporation, recorded April 22, 1968 as Instrument No. 36815, Official Records of Riverside County, California.

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 10,823

BEING A SUBDIVISION OF A PORTION OF LOTS 4 AND 5 IN BLOCK 28 OF RIVERSIDE LAND AND IRRIGATING COMPANY LANDS PER M.B. I, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA - IN SECTION 18, T.3 S., R.5 W., S.B.M. JUNE 1979

J.F. DAVIDSON - ASSOCIATES
RIVERSIDE, CALIFORNIA

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of Tract No. 10823 which was approved by the Riverside City Planning Commission on September 8, 1977, and any approved alterations thereof; that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and of Title 18 of the Riverside Municipal Code applicable at the time of the approval of the tentative map have been complied with; that I am satisfied that the map is technically correct; that the easements for sewers and drainage facilities as shown on the map have been approved; that plans for drains, drainage works, and sewers sufficient to protect all lots in the subdivision from flood have been approved; that a complete set of plans covering all improvements has been filed with the Public Works Department and that the same have been checked and approved; and that all improvements have been completed in accord with the approved plans or that the subdivider has entered into an agreement with the City of Riverside covering completion of all improvements and specifying the time for completing the same.

Dated: May 12, 1982

ROBERT C. WALES R.C.E. 18793
Director of Public Works

Robert C. Wales

UTILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has deposited with the City of Riverside, Public Utilities Department, sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all parcels as shown on this map; and that all public utilities easements shown are sufficient for all requirements of the Electric and Water Divisions of the Department of Public Utilities of the City of Riverside.

Dated May 11, 1982

EVERETT C. ROSS
Director of Public Utilities
BY: Everett C. Ross

CITY TREASURER'S CERTIFICATE

I hereby certify that according to the records of this office as of this date, the real property shown on this map is not subject to any special assessments, bonds and/or liens which have not been paid in full.

This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated May 12, 1982

H. E. BREWER
City Treasurer
BY: H.E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 8 day of APRIL, 1977 as required by the Health and Safety Code of California, Section 17953 by

ASSOCIATED SOIL ENGINEERING, INC.

RECORDER'S CERTIFICATE

Filed this 28 day of MAY, 1982, at 2:45 P.M. in Book 125 of TRACT MAPS, at Pages 38 + 39 at the request of the City Clerk.

Fee: \$900 WILLIAM E. CONERLY
Acting County Recorder
No. 93089 BY: William E. Conerly
Deputy

Subdn. G'Tee SAFECO TITLE INSURANCE COMPANY

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of two (2) sheets be and the same is hereby accepted as the final map of TRACT NO. 10,823, and the streets and easements are hereby accepted as public streets and easements, except lots E & F which are accepted as barrier strips to deny access from the adjoining private property to lots A & B and the City Clerk is hereby authorized and directed to attest said map by signing her name thereto as City Clerk of the City of Riverside, State of California, and affix the official seal of said City thereto.

I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 11th day of May, 1982.

ALICE A. HARE
City Clerk of the City of Riverside, California
By: Alice A. Hare



TAX COLLECTOR'S CERTIFICATE

I hereby certify that according to the records of this office as of this date, there are no liens against the real property shown on the annexed map for unpaid State, County, Municipal, or Local taxes and special assessments collected as taxes except taxes and special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$700.00.

Dated May 11, 1982

DONNA BOUER BABCOCK
County Tax Collector
BY: Donna B. Babcock

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal, or local, and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against said property but not yet payable and said bond has been duly approved by said Board of Supervisors.

Dated _____, 19__

WILLIAM E. CONERLY
Acting County Clerk and Ex-Officio Clerk
of the Board of Supervisors

By _____ Deputy

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of two (2) sheets correctly represents a true and complete survey made under my supervision during December, 1977, that all monuments of the character and locations shown hereon are in place or will be in place within one (1) year from the recording of this map, and that said monuments are sufficient to enable the survey to be retraced.

Dated APRIL 29, 1982

JAMES F. DAVIDSON, JR.
STATE OF CALIFORNIA

CITY'S COPIES
125/38
M.B. 125/38

M.B. 125/38

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 10,823

BEING A SUBDIVISION OF A PORTION OF LOTS 4 AND 5 IN
BLOCK 28 OF RIVERSIDE LAND AND IRRIGATING COMPANY
LANDS PER M.B. 1, PAGE 70, RECORDS OF SAN BERNARDINO
COUNTY, CALIFORNIA - IN SECTION 18, T.3 S., R.5 W., S.B.M.
JUNE 1979

SCALE: 1" = 50'

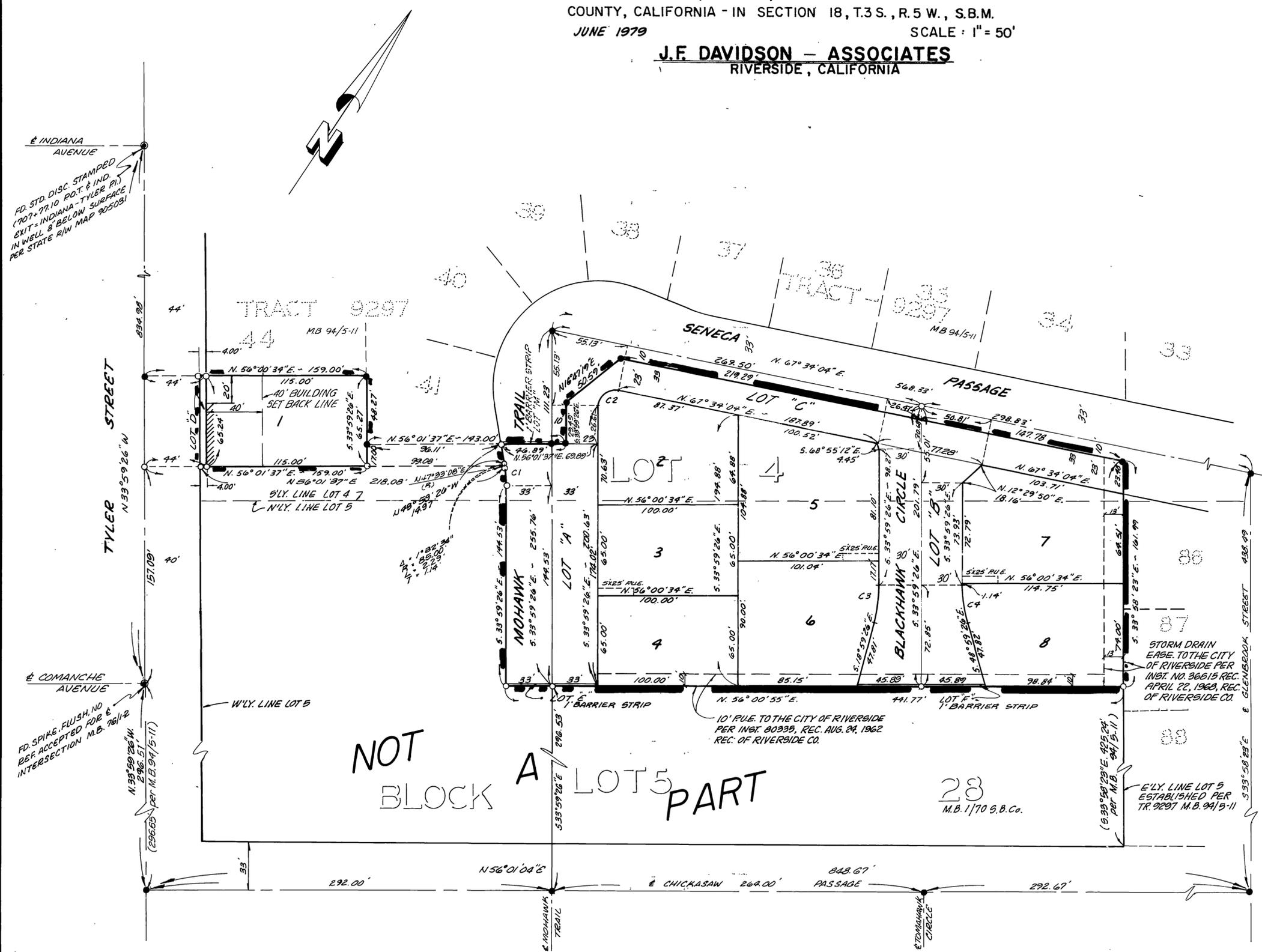
J.F. DAVIDSON - ASSOCIATES
RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES

1. BASIS OF BEARINGS - BEARINGS ARE BASED UPON THE CENTER-LINE OF SENECA PASSAGE AS BEING N.67°34'04"E. AS SHOWN ON TRACT 9297 RECORDED IN BOOK 94, PAGES 5 THRU 11, INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. —●— FOUND 3/4" IRON PIPE TAGGED R.C.E. 862, FLUSH, M.B. 94/5-11.
3. —○— SET 3/4" IRON PIPE TAGGED L.S. 3018, FLUSH.
4. —●— FOUND MONUMENT AS NOTED.
5. SET 3/4" IRON PIPE TAGGED L.S. 3018, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
6. SET "SURE FIRE" STUD TAGGED L.S. 3018 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
7. // // // // INDICATES VEHICULAR ACCESS RIGHTS WAIVED.
8. THIS TRACT CONTAINS 2.02 ACRES.

CURVE DATA

NO.	RADIUS	DELTA	LENGTH	TANGENT
C-1	85.00	10°00'00"	14.83'	7.44'
C-2	12.00	101°33'30"	21.27'	14.70'
C-3	103.00	15°00'00"	26.97'	13.56'
C-4	103.00	15°00'00"	26.97'	13.56'



FD STD DISC. STAMPED
(707)-7710 P.O.T. & IND.
EXIT - INDIANA - TYLER ST.
IN WELL 8' BELOW SURFACE
PER STATE R/W MAP 905051

FD SPIKE, FLUSH, NO
REF ACCEPTED FOR E
INTERSECTION M.B. 76/1-2
N. 23° 59' 26" W.
296.51'
(296.65' PER M.B. 94/5-11)

M.B. 125/39

M.B. 125/39